



3 Bakery Close, Cranfield, MK43 0HE

Offers Over £390,000



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Cranes 



Offers Over £390,000

## 3 Bakery Close

Bedford, MK43 0HE

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- GOOD CONDITION
- SINGLE GARAGE
- NO UPPER CHAIN
- DETACHED
- CONSERVATORY
- ENCLOSED GARDEN
- POTENTIAL TO LET

We are delighted to be instructed to sell this three bedroom detached property pleasantly situated in a quiet cul-de-sac of just a few similar houses in the popular Bedfordshire village of Cranfield. Currently configured as a 'student let' property with four separate rooms each with their own en-suite shower room, the house could easily be converted back to a family home with the minimum of effort. The accommodation fully comprises of entrance hall, kitchen, lounge/diner (currently partitioned to create a 4th bedroom), conservatory and three bedrooms, each with its own shower room. To the front is a driveway providing off road parking and access to the single garage and to the rear, a fully enclosed rear garden with patio area. The property is offered for sale with no upper chain and as the acting agents we strongly recommend viewing.



### ENTRANCE HALL

**KITCHEN** 10'3" x 7'9" (3.144 x 2.369)

**LOUNGE/DINER** 16'8" x 16'3" (max) (5.081 x 4.96 (max))

**CONSERVATORY** 15'3" x 11'3" (4.669 x 3.431)

**BEDROOM ONE** 9'9" x 8'6" (plus shower room) (2.979 x 2.597 (plus shower room))

**BEDROOM TWO** 12'4" x 7'7" (plus shower room) (3.779 x 2.312 (plus shower room))

**BEDROOM THREE** 11'0" x 6'7" (3.357 x 2.03)

**FAMILY BATHROOM** 6'5" x 5'9" (1.966 x 1.754)







## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900

if you wish to arrange a viewing appointment for this property or require further information.

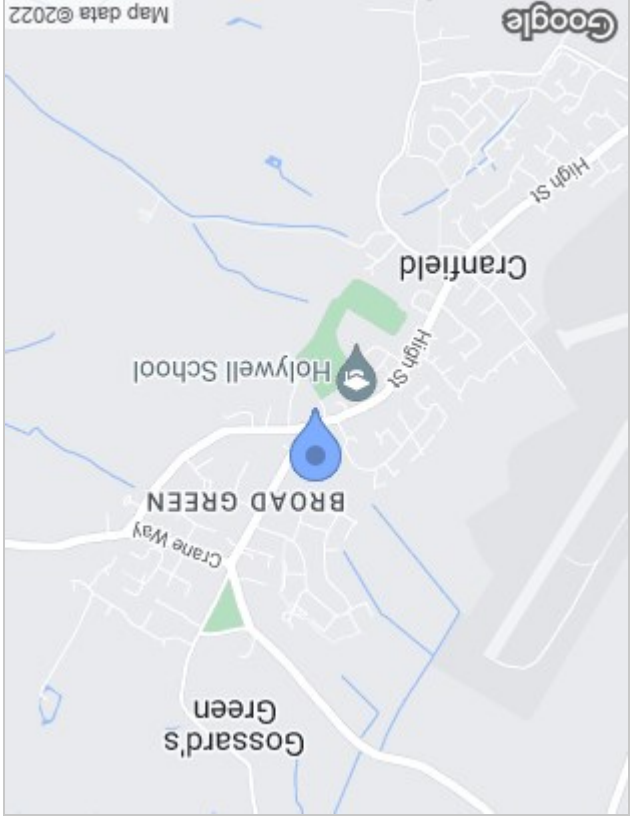
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

116b High Street, Cranfield, Bedford, MK43 0DG

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Energy Efficiency Rating	
Current	Future
61	85
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

## Energy Performance Graph



## Location Map